CVILLE PLANS TOGETHER

Draft Future Land Use Map

Planning Commission Work Session March 2021

Agenda

- Project Update
- Draft Future Land Use Map
- Discussion
- Next Steps
- Public Comments

Project Update

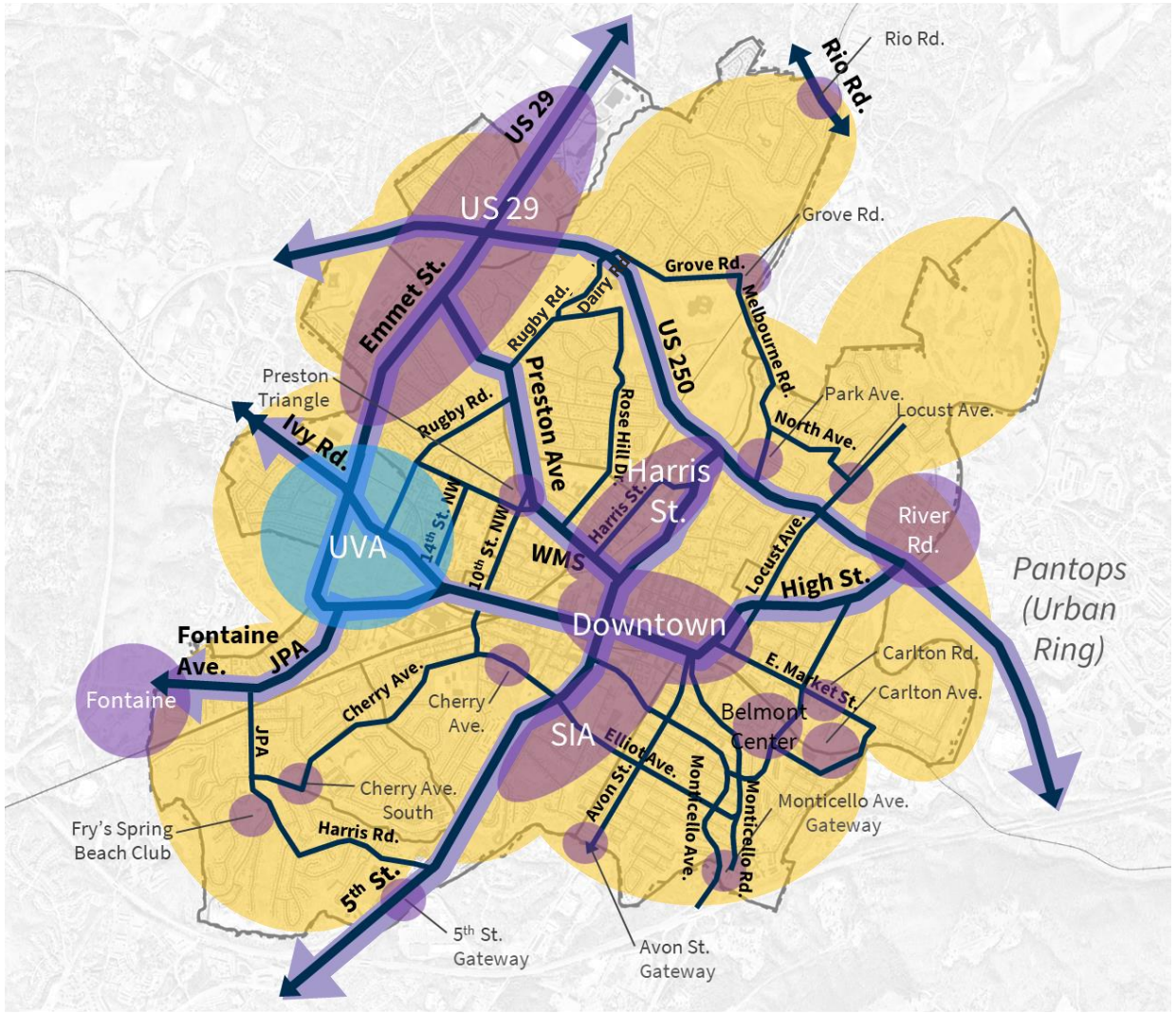
CVILLE PLANS TOGETHER

Activities since our February 23 Meeting

- Met with the Steering Committee on March 8
  - Topic: Future Land Use Framework
  - Input themes:
    - Economic development role related to land use; urban agriculture and food justice; protecting vulnerable communities from unintended consequences of land use planning; locations and scaling for nodes and corridors; need for improvements to multimodal access and safety in nodes and corridors; opportunities to explore organic node development; industrial uses; Rivanna River; and community engagement.
- Met with CADRe on March 15 to discuss the framework
- Sent initial chapter revisions to City staff for their input

Future Land Use Progression

- Revised land use planning objectives
- Refined existing conditions maps
- Refined the Future Land Use Framework
- Created a draft Future Land Use Map



March 2021

Draft Future Land Map

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Draft Future Land Use Planning Objectives

1. **Build upon land use recommendations** integrated within the City's citywide studies, Small Area Plans, and the 2021 Affordable Housing Plan.
2. Ensure citywide, **equitable** opportunities for **density increases** and enhanced community services.
3. Increase density around community amenities such as **shopping, employment centers, and transit**.
4. Explore the development potential of **vacant or underutilized** properties.
5. Maximize access to **public open spaces and schools**.
6. Establish correlations between the City's land uses, **UVa and the Urban Ring**.
7. Increase **access to transit** to help achieve the City's climate goals.
8. Preserve and enhance **natural and cultural resources**.
9. Ensure long term **economic sustainability** of the City by planning for a wide range of commercial land use types.

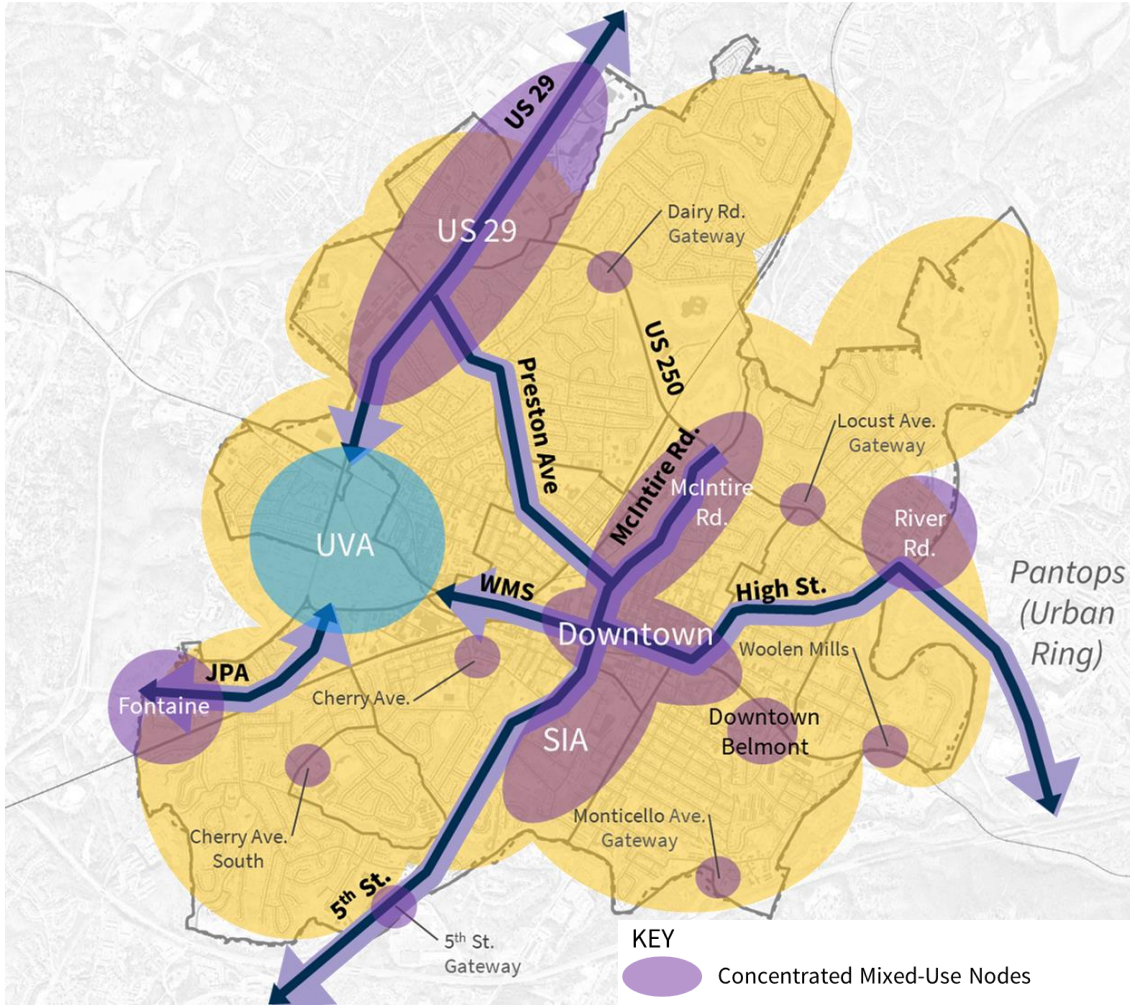
Draft Future Land Use Map Overview

- **Why parcel based vs. a land use gradient?**
  - The Planning Commission has previously used a gradient map, and we heard opinions supporting both options. Given the task of creating a map using our best professional judgement, we weighed the pros and cons of each approach.
    - The Cville Plans Together process includes a zoning rewrite. By having more specific discussions about land use at this stage, we are hoping to support a more successful zoning rewrite.
    - While a gradient map provides more flexibility in zoning, it offers less certainty to the community about future land use.
    - A parcel-based map can strengthen the relationship between the future land use map and zoning map.
- **Defining corridors and nodes**
  - Corridors: Block face parcels, as a first step.
  - Nodes: Larger, mixed use focus areas. May include multiple parcels.

Equity Considerations in the Future Land Use Map

- **Aims to balance several equity considerations, including:**
  - Providing more housing opportunities (including affordable housing) close to parks, schools, transit, City services, and employment centers
  - Supporting community wealth-building through enhanced homeownership opportunities
  - Increasing the availability of housing in single-family neighborhoods that have historically had exclusionary zoning, while minimizing community disruption and displacement pressures in low-income neighborhoods
- **Land use policies must work in tandem with other programs related to housing affordability**

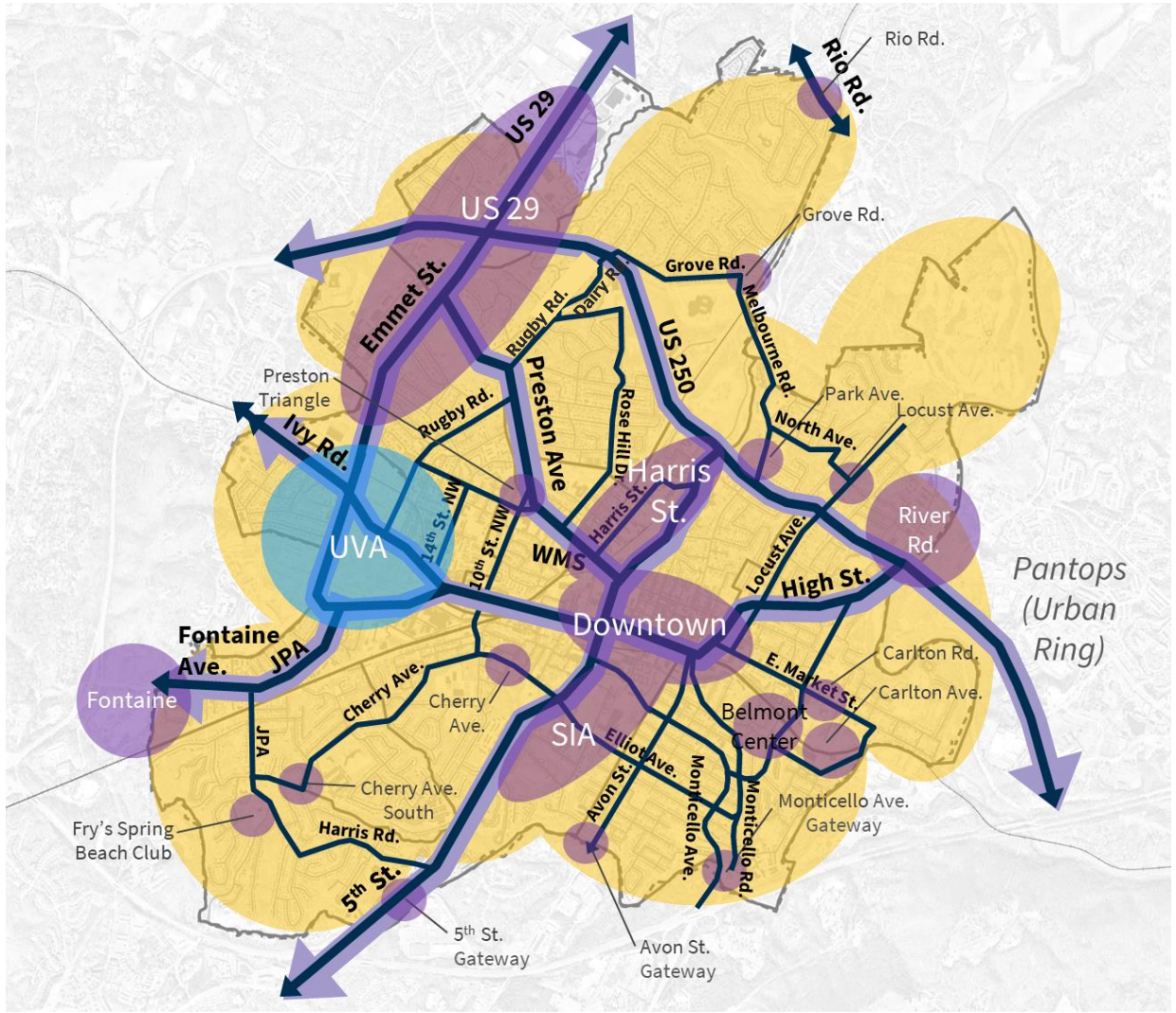
Updated Future Land Use Framework



KEY

- Concentrated Mixed-Use Nodes
- Urban Mixed-Use 'Placemaking' Corridors
- Neighborhood Corridors
- Residential Including Soft Density

February 2021



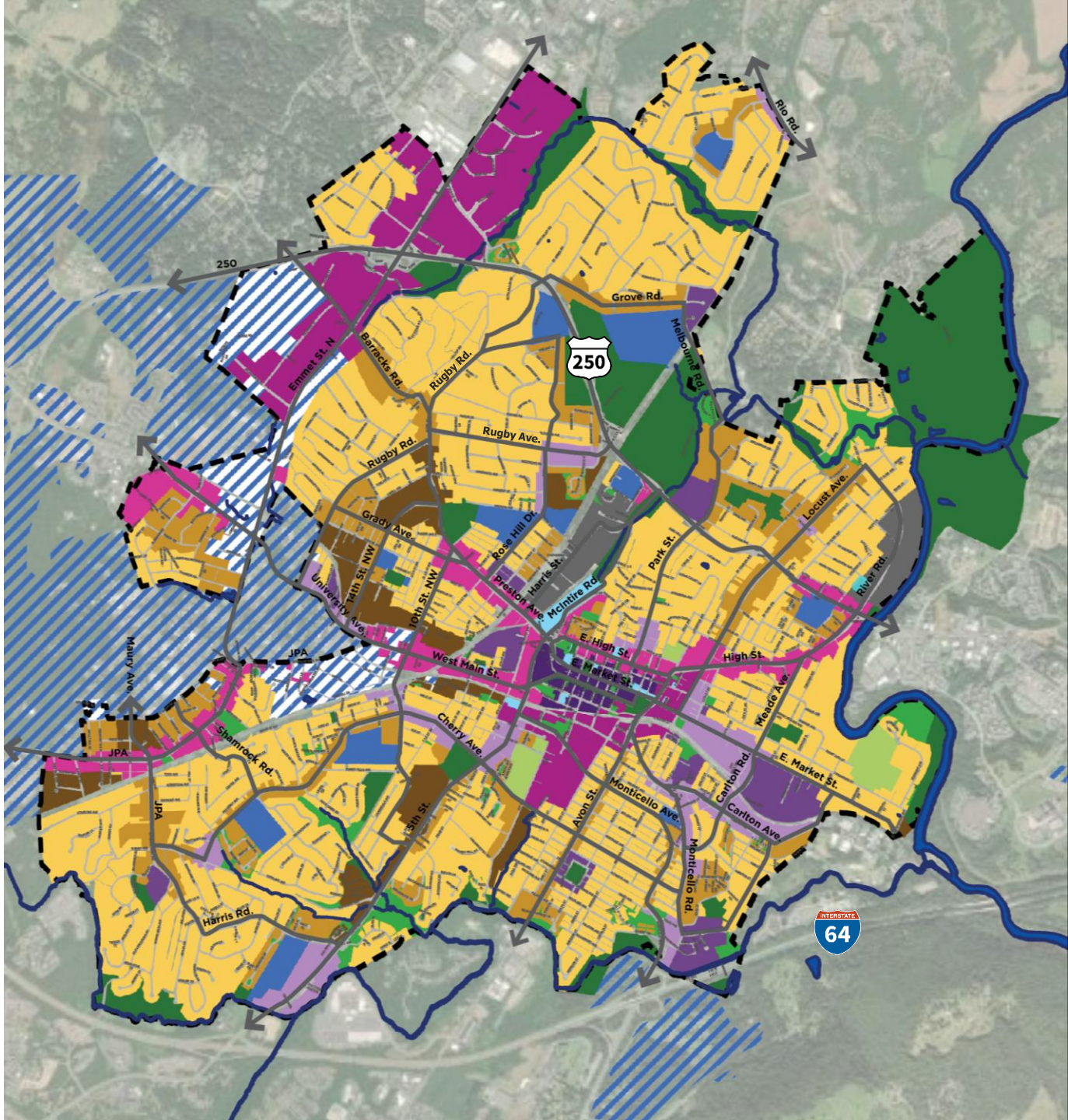
March 2021

Draft Future Land Use Categories

LAND USE CATEGORY	COLOR	DESCRIPTION
Downtown Core		The City's highest intensity area and a primary employment, civic and commercial hub for the community. Future development should include residential uses, where possible, that allow opportunities for all residents to live close to work and the City's core civic amenities. Building heights range up to 10 stories.
Urban Mixed Use Node		Urban mixed use areas that support the City's employment, commercial, and housing needs at key locations. Includes apartment and office buildings with ground floor active uses. Building heights range up to 10 stories.
Urban Mixed Use Corridor		Higher intensity mixed use development arranged along corridors that link the employment, commercial, and civic hubs of the City. Includes apartment and office buildings with ground floor active uses. Building heights range from 5 stories up to 8 stories at key intersections.
Industrial Mixed Use		Light industrial/manufacturing employment areas. Allows for limited residential and commercial development. Building heights range up to 6 stories.
Neighborhood Mixed Use Node		Compact neighborhood centers that encompass a mix of land uses arranged in smaller scale buildings compatible with surrounding low- and medium-intensity residential areas. Development of vertical mixed use buildings is encouraged. Building heights range up to 4 stories.
Neighborhood Mixed Use Corridor		Walkable, neighborhood mixed use arranged along corridors that support existing residential districts. Residential uses include small multi-unit buildings and live/work units. Building heights range up to 4 stories (3 stories at constrained sites). Allows neighborhood service and commercial convenience uses near key intersections.
High-Intensity Residential		Neighborhoods and sites for multi-unit housing. Building heights range up to 4 stories. Allows ground floor active uses at select locations.
Medium-Intensity Residential		Medium density housing types, including rowhouses, townhouses, and smaller multi-unit buildings, compatible with adjacent low intensity neighborhoods. Building heights range up to 2.5 stories. Allows ground floor active uses at select locations.
Low-Intensity Residential		A range of housing types scaled in context with the existing single-family character, such as 2-unit, 3-unit and accessory dwelling units (ADUs), where appropriate. Building heights range up to 2.5 stories. Allows limited ground floor active uses at select locations.
Public Park or Open Spaces		Public open spaces.
Proffered Open Spaces		Public and semi-public open spaces.
Cemetery		Cemetery
Civic		City and County government land uses.
Education		Schools
UVA		Properties owned and managed by the University of Virginia.

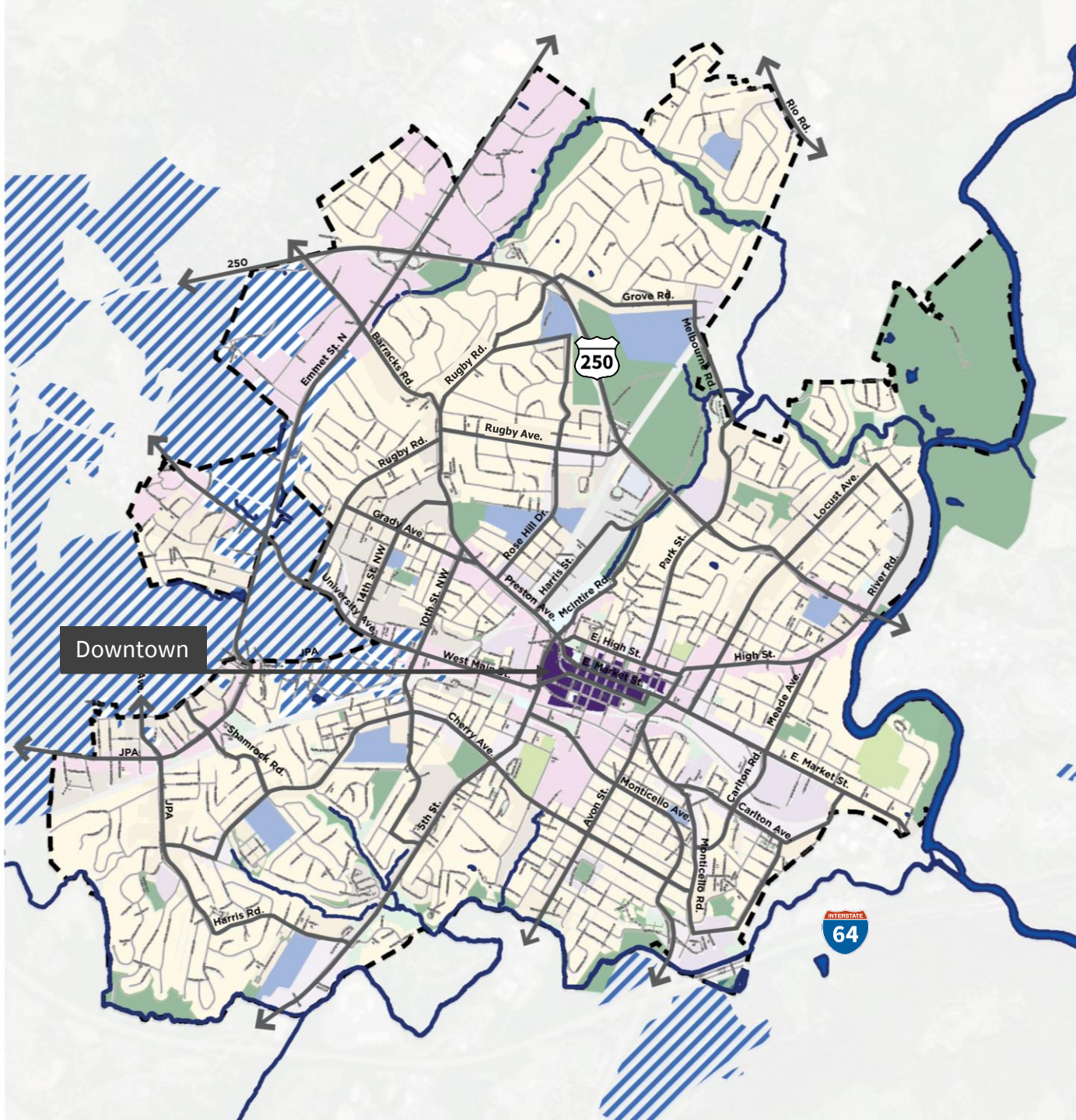
Draft
Future Land Use Map

LAND USE CATEGORY	COLOR
Downtown Core	
Urban Mixed Use Node	
Urban Mixed Use Corridor	
Industrial Mixed Use	
Neighborhood Mixed Use Node	
Neighborhood Mixed Use Corridor	
High-Intensity Residential	
Medium-Intensity Residential	
Low-Intensity Residential	
Public Park or Open Spaces	
Proffered Open Spaces	
Cemetery	
Civic	
Education	
UVA	



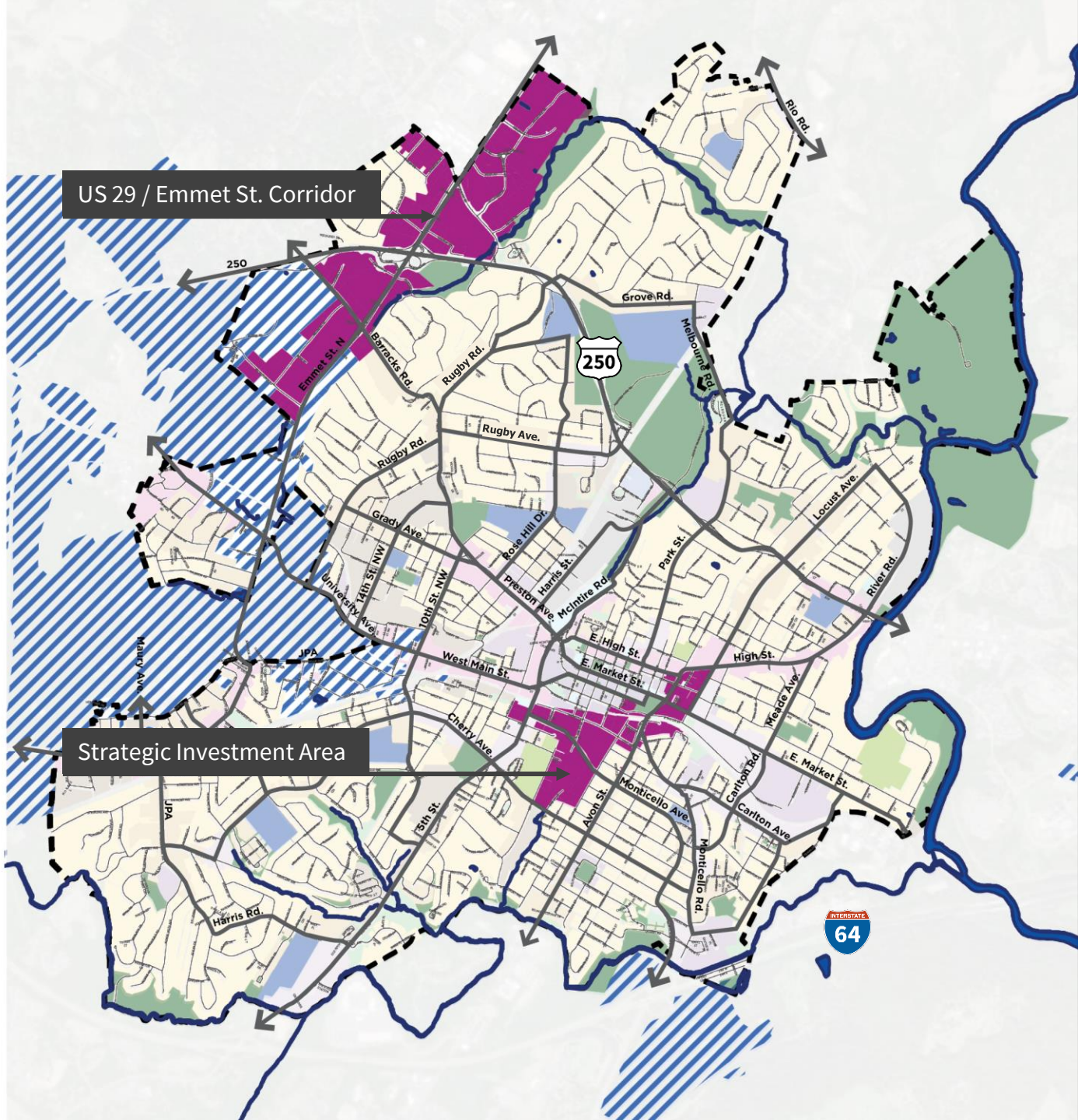
Downtown Core

- The City's highest intensity area and a primary employment, civic and commercial hub for the community.
- Future development should include residential uses, where possible, that allow opportunities for all residents to live close to work and the City's core civic amenities.
- Building heights range up to 10 stories.



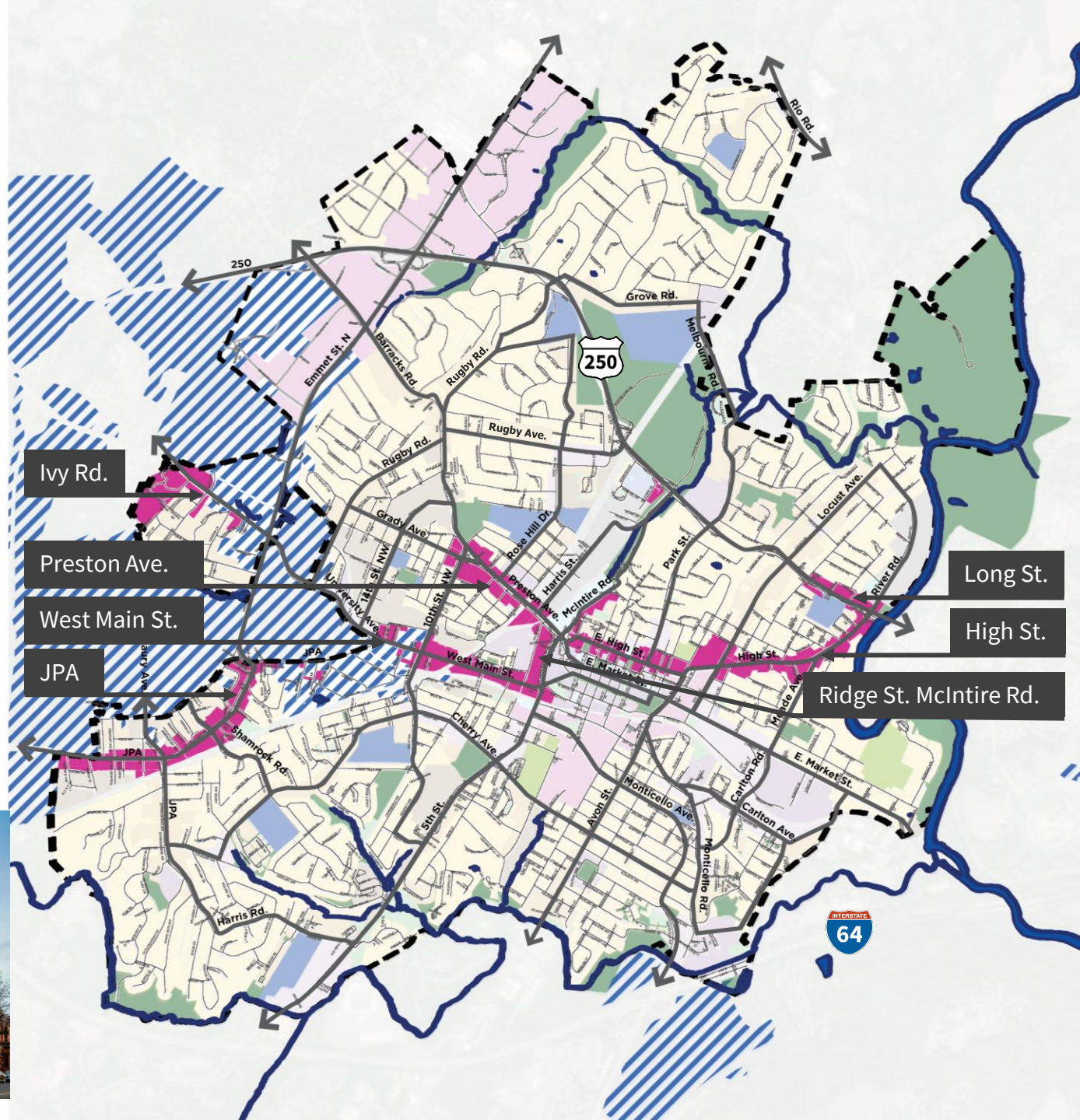
Urban Mixed Use Node

- Urban mixed use areas that support the City's employment, commercial, and housing needs at key locations.
- Includes apartment and office buildings with ground floor active uses.
- Building heights range up to 10 stories.



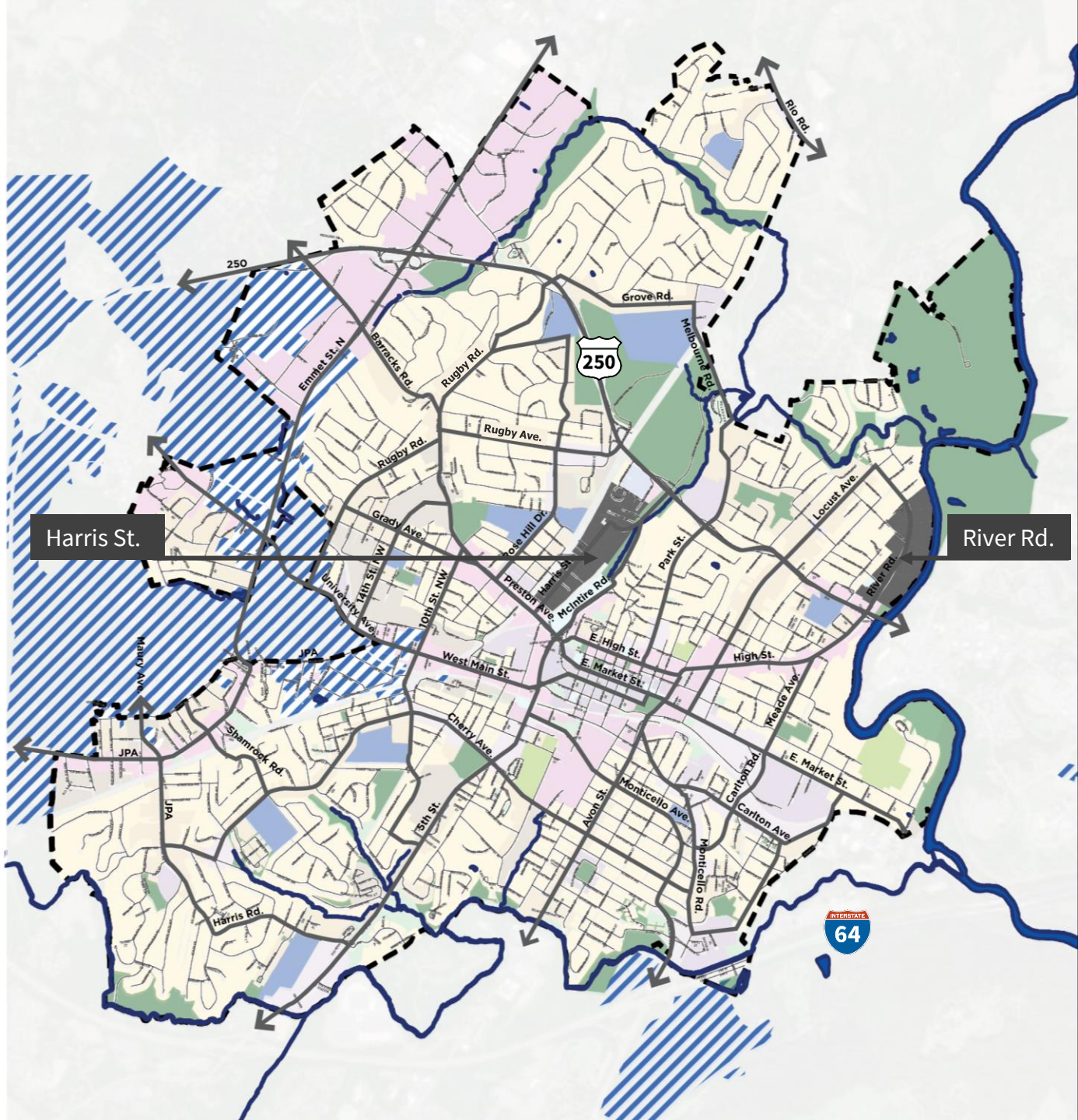
Urban Mixed Use Corridor

- Encourage higher intensity, mixed-use development along corridors that link the employment, commercial, and civic hubs of the City.
- Land uses may include apartment and office buildings with ground floor activating uses.
- Building heights may range from five stories up to eight stories at key intersections.



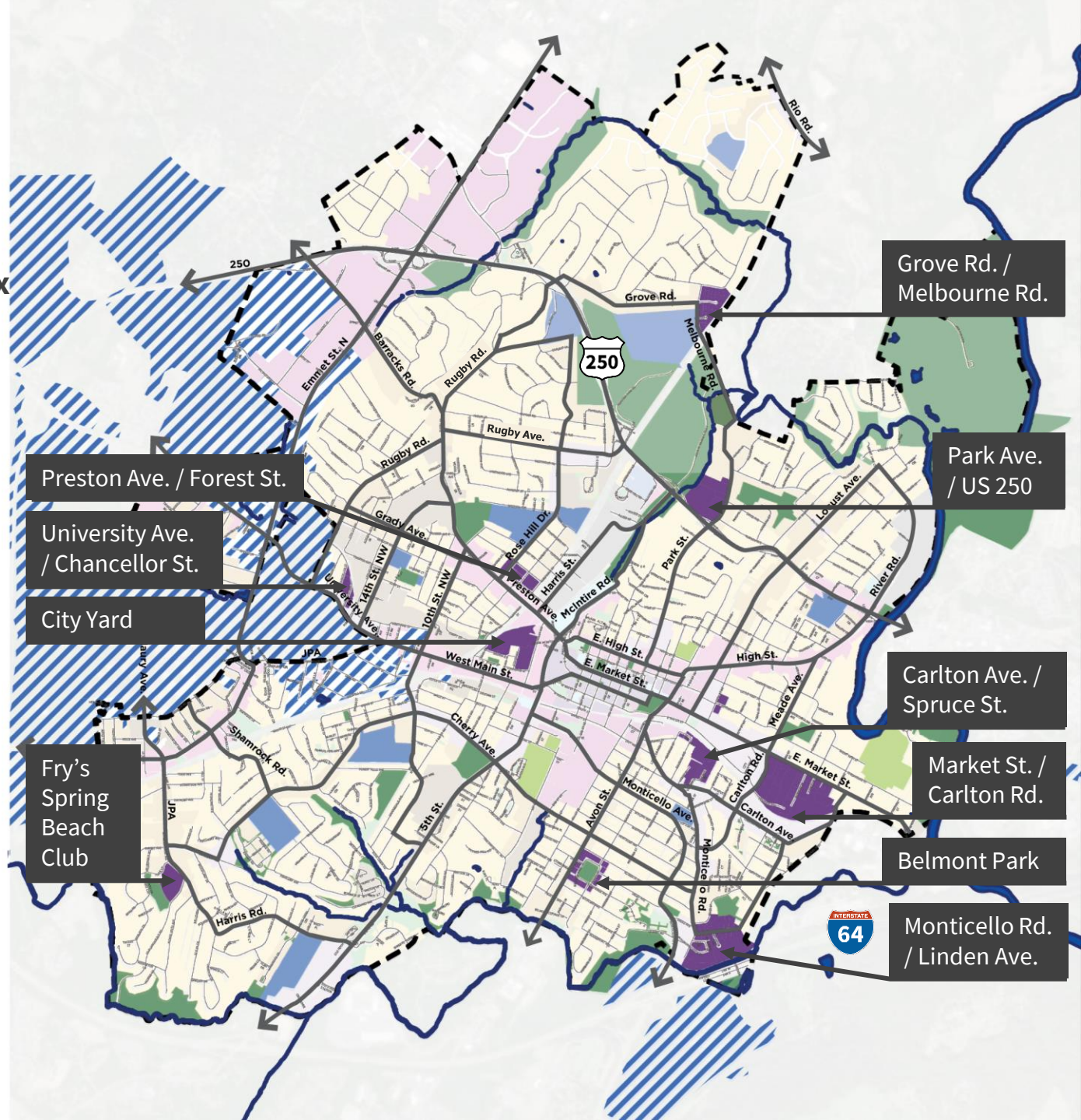
Industrial Mixed Use

- Light industrial/manufacturing employment areas. Allows for limited residential and commercial development.
- Building heights range up to 6 stories.



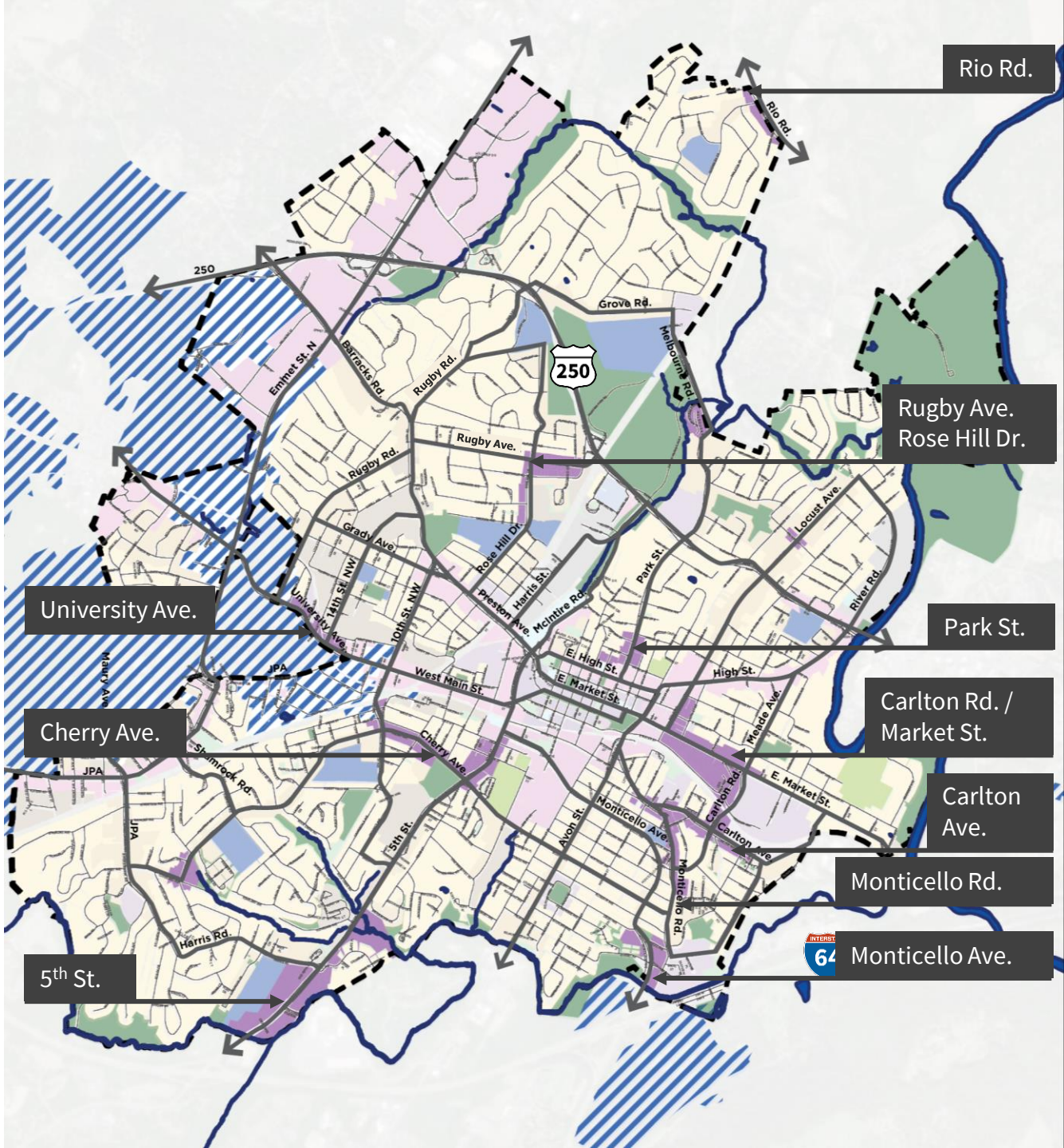
Neighborhood Mixed Use Node

- **Compact neighborhood centers that encompass a mix of land uses arranged in smaller scale buildings compatible with surrounding low- and medium-intensity residential areas.**
- **Development of vertical mixed use buildings is encouraged.**
- **Building heights range up to 4 stories.**



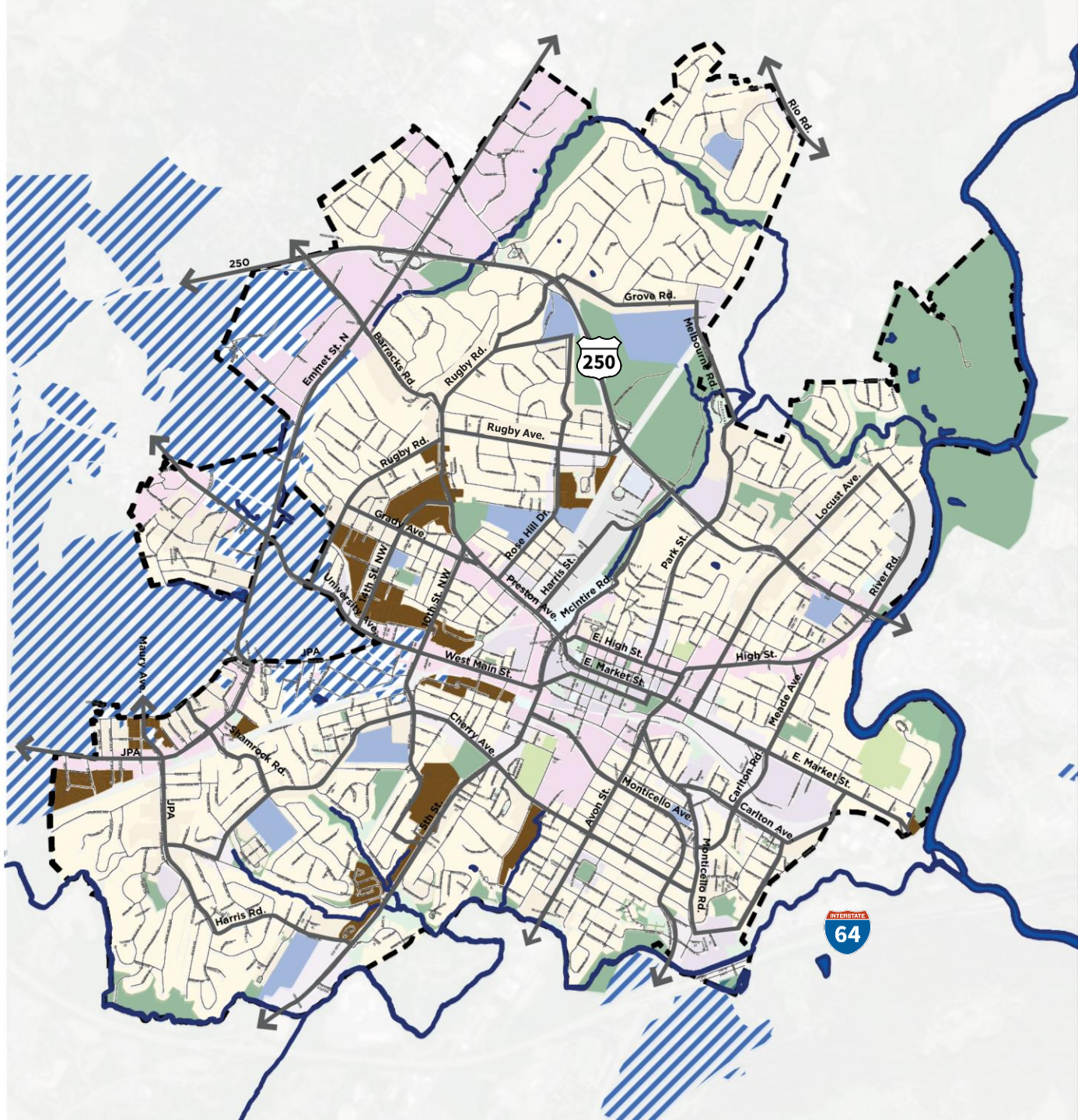
Neighborhood Mixed Use Corridor

- Walkable, neighborhood mixed use arranged along corridors that support existing residential districts.
- Residential uses include small multi-unit buildings and live/work units.
- Building heights range up to 4 stories (3 stories at constrained sites).
- Allows neighborhood service and commercial convenience uses near key intersections.



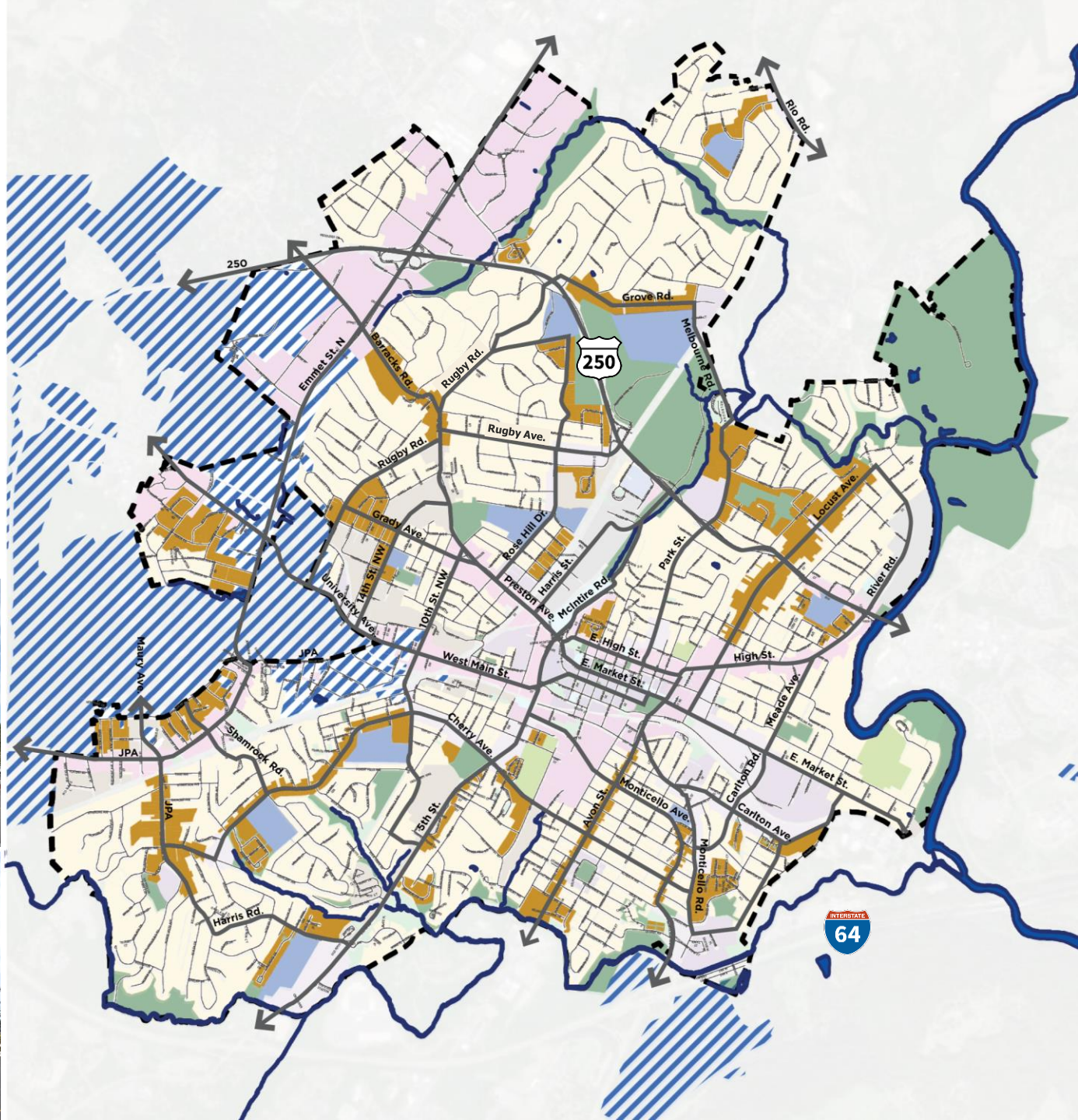
High Intensity Residential

- Neighborhoods and sites for multi-unit housing. Building heights range up to 4 stories.
- Allows ground floor active uses at select locations.



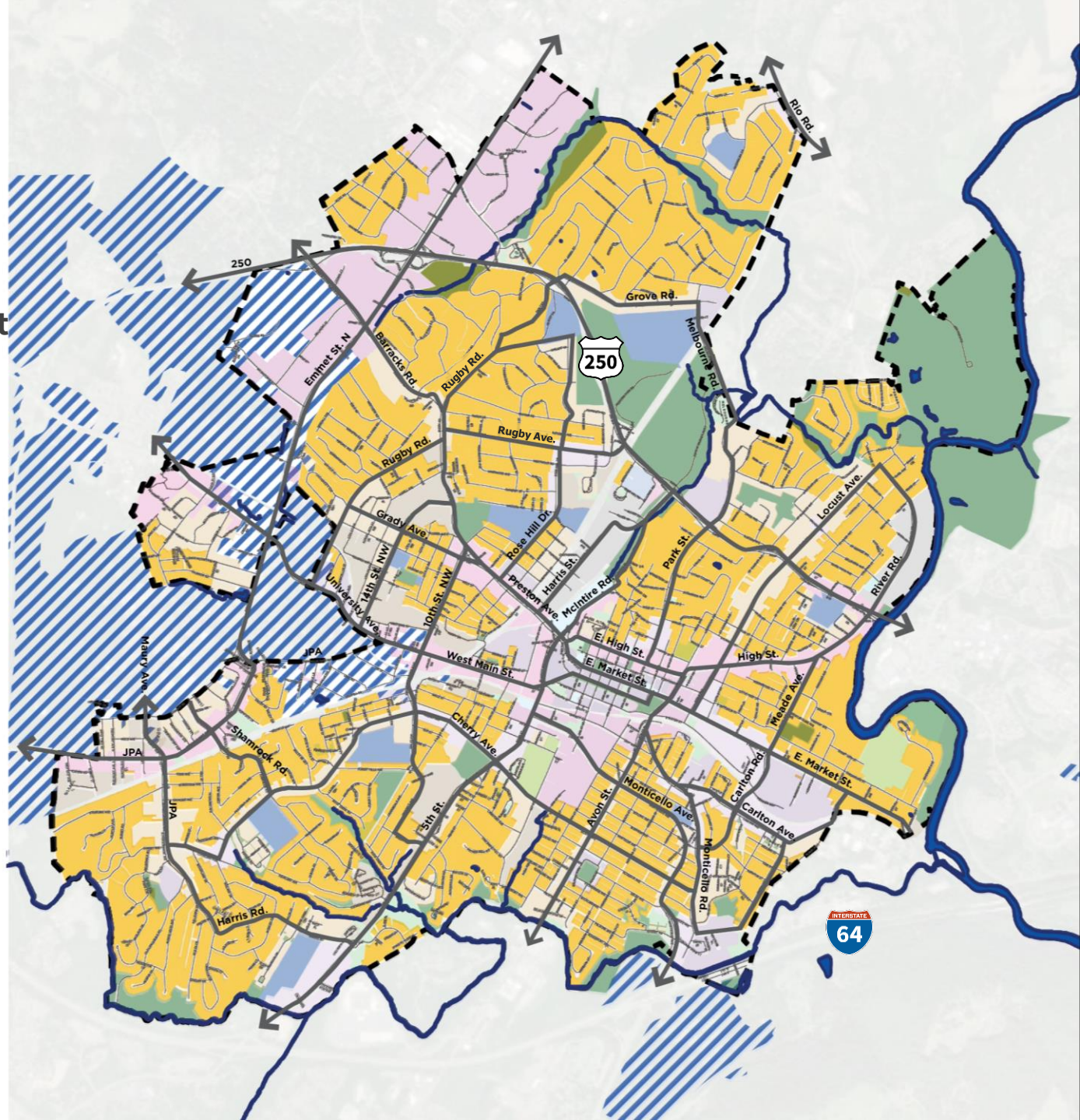
Medium-Intensity Residential

- Medium density housing types, including rowhouses, townhouses, and smaller multi-unit buildings, compatible with adjacent low intensity neighborhoods.
- Building heights range up to 2.5 stories. Allows ground floor active uses at select locations.

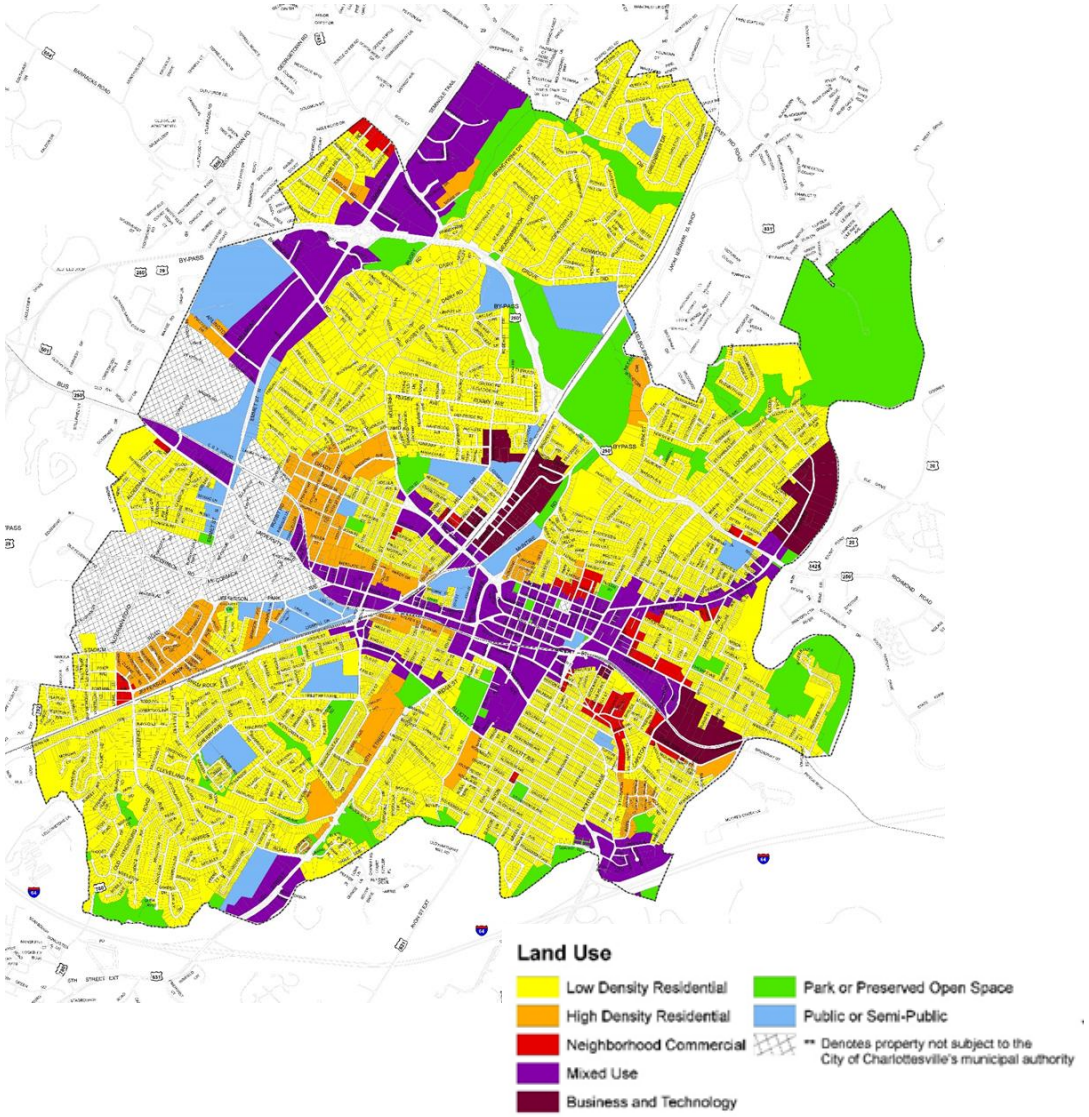


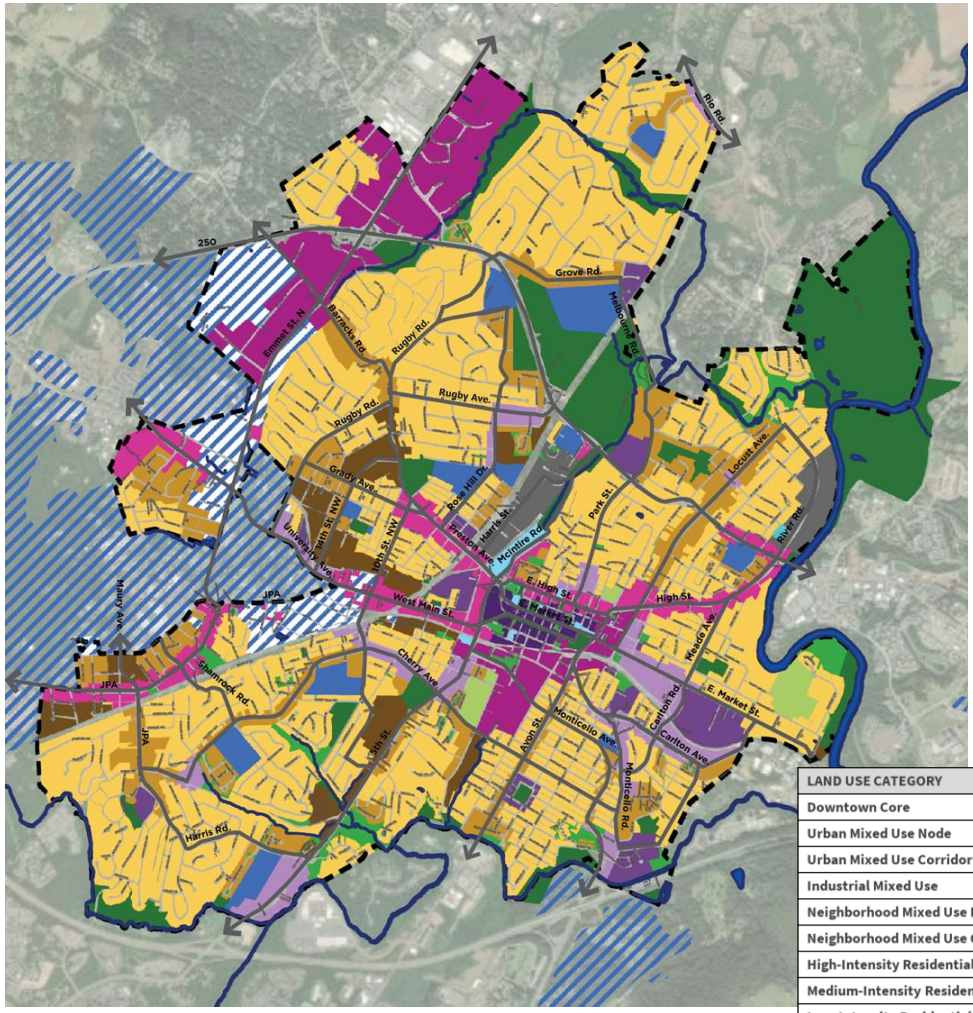
Low-Intensity Residential

- A range of housing types scaled in context with the existing single-family character, such as 2-unit, 3-unit and accessory dwelling units (ADUs), where appropriate.
- Building heights range up to 2.5 stories.
- Allows limited ground floor active uses at select locations.



2013 Future Land Use Map





Draft Proposed 2021 Update

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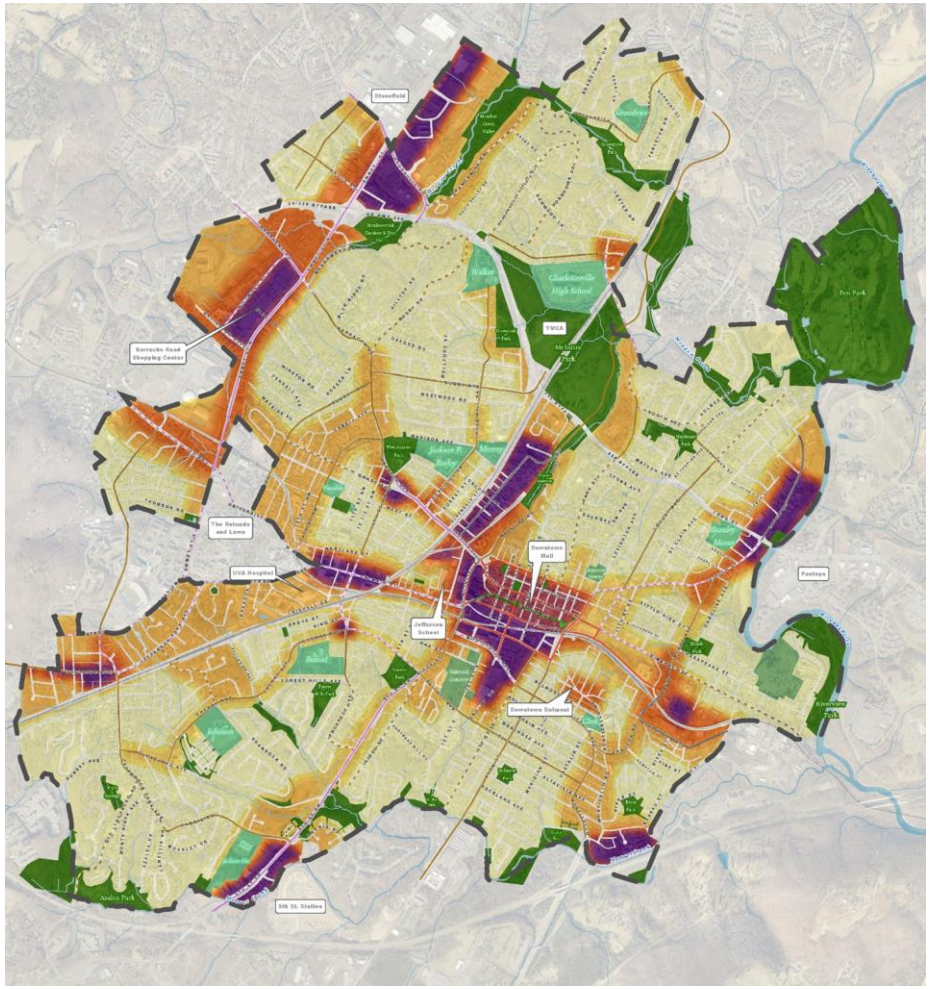
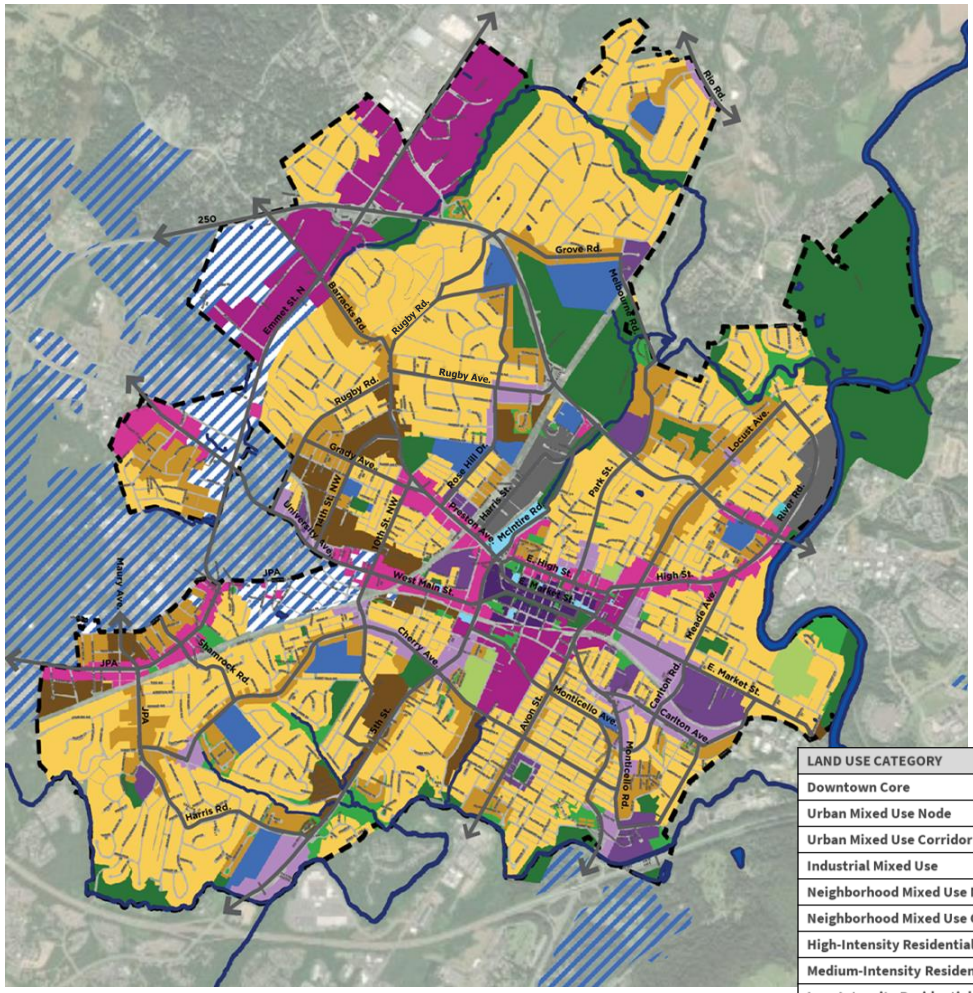
2017 Planning Commission Concept





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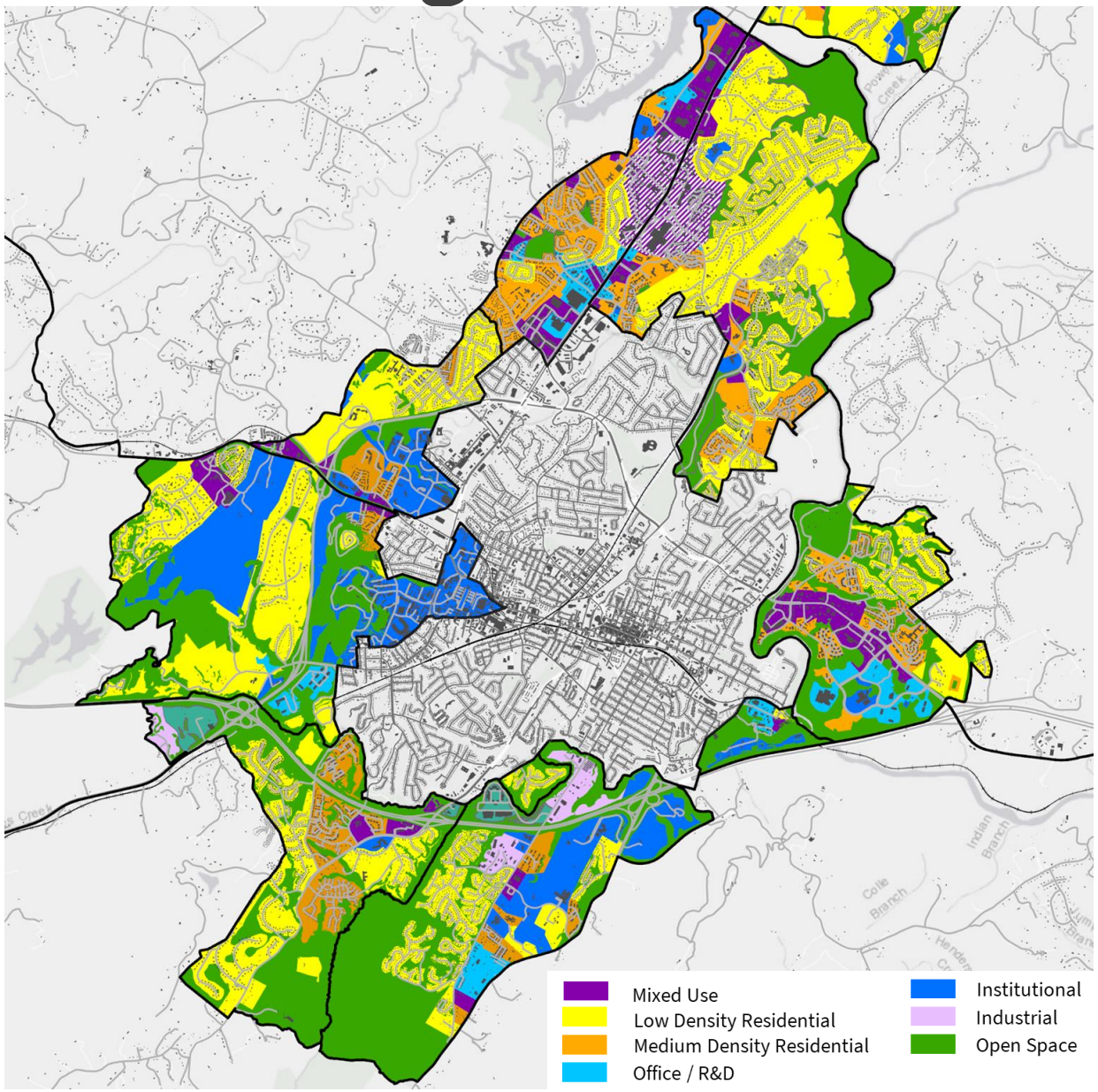
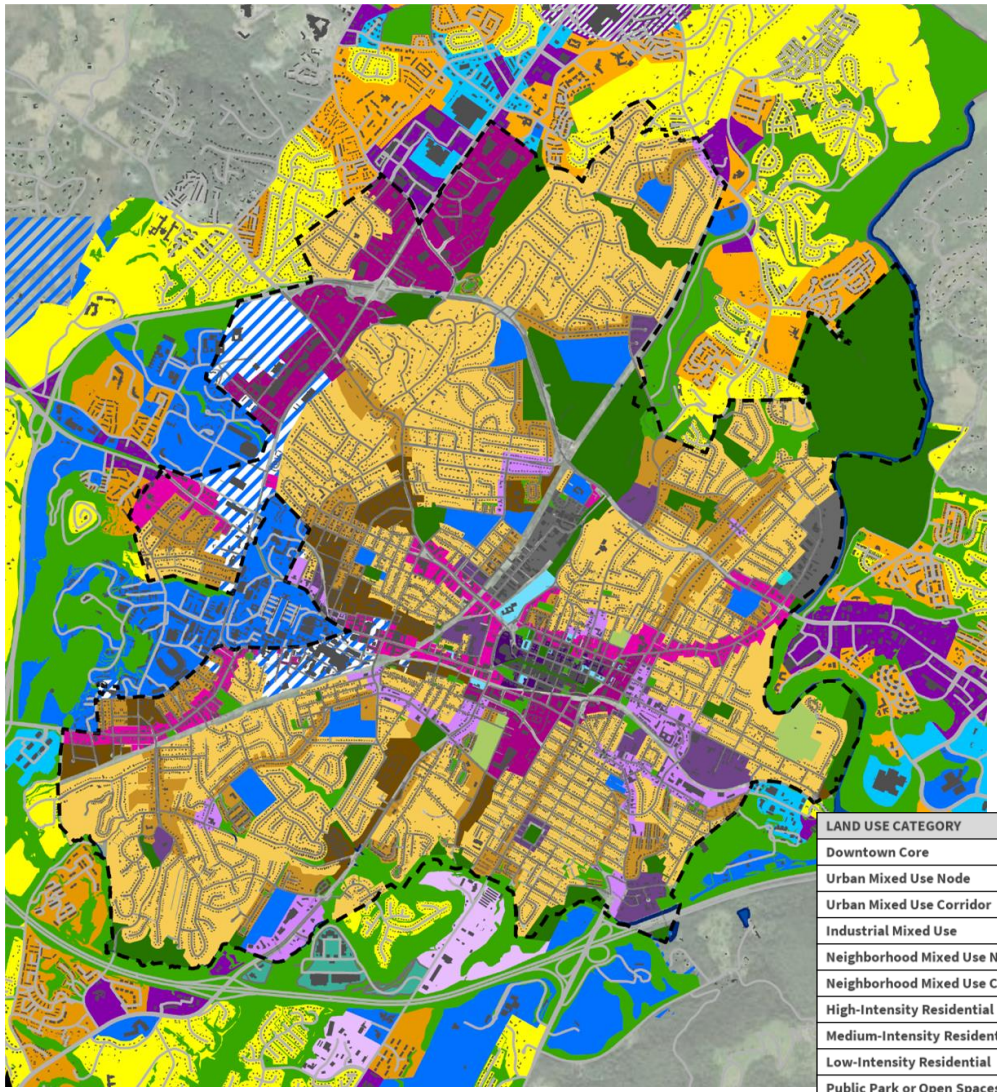
Urban Ring





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Next Steps

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Next Steps

- Based on our discussion tonight, we will revise the Future Land Use map.
- We are working toward a round of community input to begin sometime in April.

Community Engagement Overview

Will be sharing the draft Future Land Use Map and other chapter revisions for community input.

- We will share this information in a way that it can be clearly understood, particularly in terms of what the Comprehensive Plan can mean for life in Charlottesville.
- Information will be summarized into “essential recommendations” and “purposes/impacts”

We want to know:

- Once people understand what we’re showing on the map for the future of the city and their neighborhood, do they like the direction it is heading? Does it support what they think is important for Charlottesville’s future?
- We want to know if residents think the draft map and chapters will help achieve the topic-specific Vision Statements, particularly for elements that are most important to them.

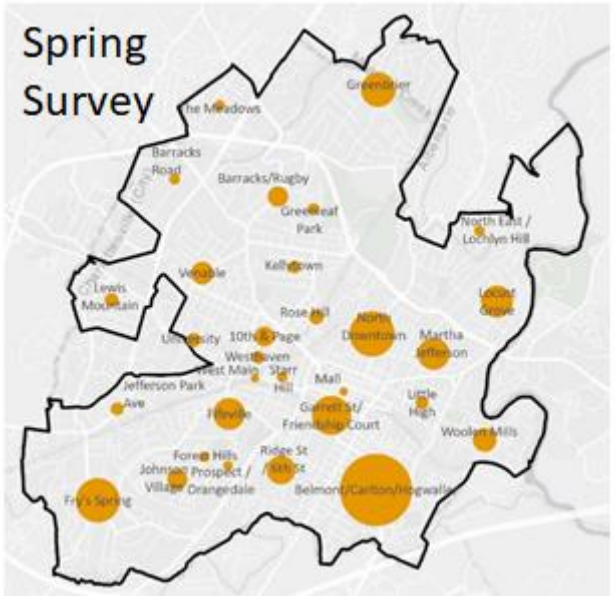
Community Engagement Overview

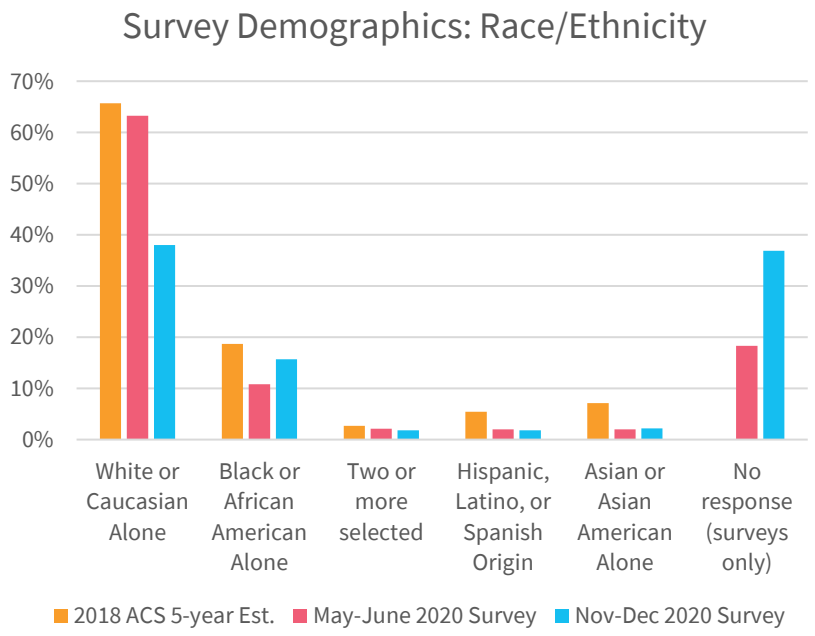
Strategies to target a diverse array of residents and, in particular, ensure that hardest-to-reach residents have an opportunity to participate in the process:

- Pop Up Conversations at locations throughout the city, with interactive activities
- Collaborate with stakeholders to organize small-group conversations with specific populations (virtual or outdoor/in-person)
- Leverage Peer Engagers to share information and solicit feedback from residents.
- Online engagement (social media ads, webinars, interactive map, website)
- Phone line

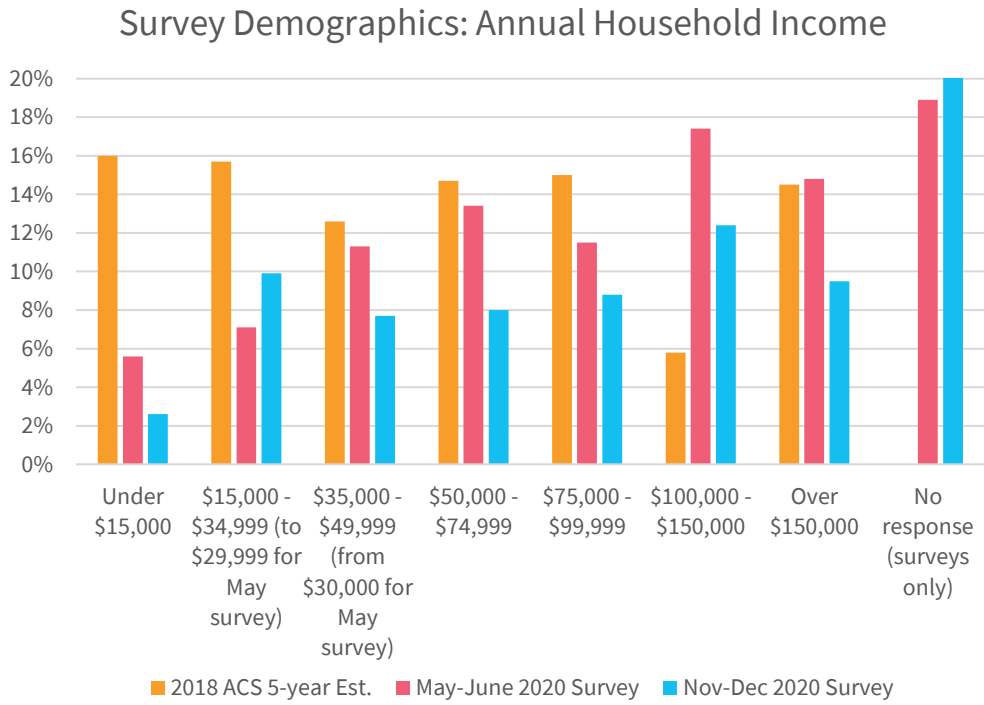
Who We Have Heard From

- The graphics below only show results for the two surveys completed to-date, not for all engagement strategies, as demographic information was not gathered for small-group discussions, webinars, or other strategies.
- Full summaries from earlier engagement can be found at: https://cvilleplanstogether.com/document-media-center





May-June survey: 1,172 responses
November-December survey: 274 responses



Public Comments

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